

VILLA “Payesa” in St Josep South

1.299.000€ (O.B.O.)

16th century property, well restored/maintained.

Romantic and Magic Villa, plenty of Happy Vibes.

South oriented by a forested little hill creating an oasis garden space protected from wind, noises and views
(gardens and plot needs gardening & landscaping)

About 170m² built, about 3.000m² almost flat & fertile land, plus about 70m² ruin
1km off super nice Can Jordi Bar & Tienda, km7 Ibiza/StJosep

1 large bedroom upstairs, plus 3 extra bedrooms

1 very large bathroom easily to be split in two or three.

Fully registered at the Property Register (Registro De La Propiedad)

“Cédula de habitabilidad” & Cadaster.

Legalized property “por antigüedad”, no enlargements are possible

Maybe possible enlargements or structural reforms via local architects & contractors “payesas” experts,
as they are already doing & done at many “payesas” ancient houses in the island.

Ready to live-in, although she would benefit from a little investment upgrading, say 100k.

No swimming pool, an idea would be to use the ruin walls for a natural pool “safareig” style

Solar power. New batteries 2023. Would benefit from a panel’s upgrading for more power.

Water from neighbour drilled well & large 16m³ cistern, also water by truck (100€/12m³) & collecting rain water (roofs)

Main power from Endesa possible. Basic furniture/equipment included.

Mostly sunny all day less from 16h in winter as sunshine is then behind the hill.

Maybe negotiable more land from neighbour (bought or leased?)

1 large chicken house-jail (about 10m²) & 1 little garden stone storage room (about 5m²)

Very sought after IBIZA Centre/South Coast area, all beaches and amenities at hand

(As far as we know, there are no authentic “payesa” houses available in the island for less than 3MM!)



IBIZA DEL SOL REAL ESTATE S.L.

CIF B57964660

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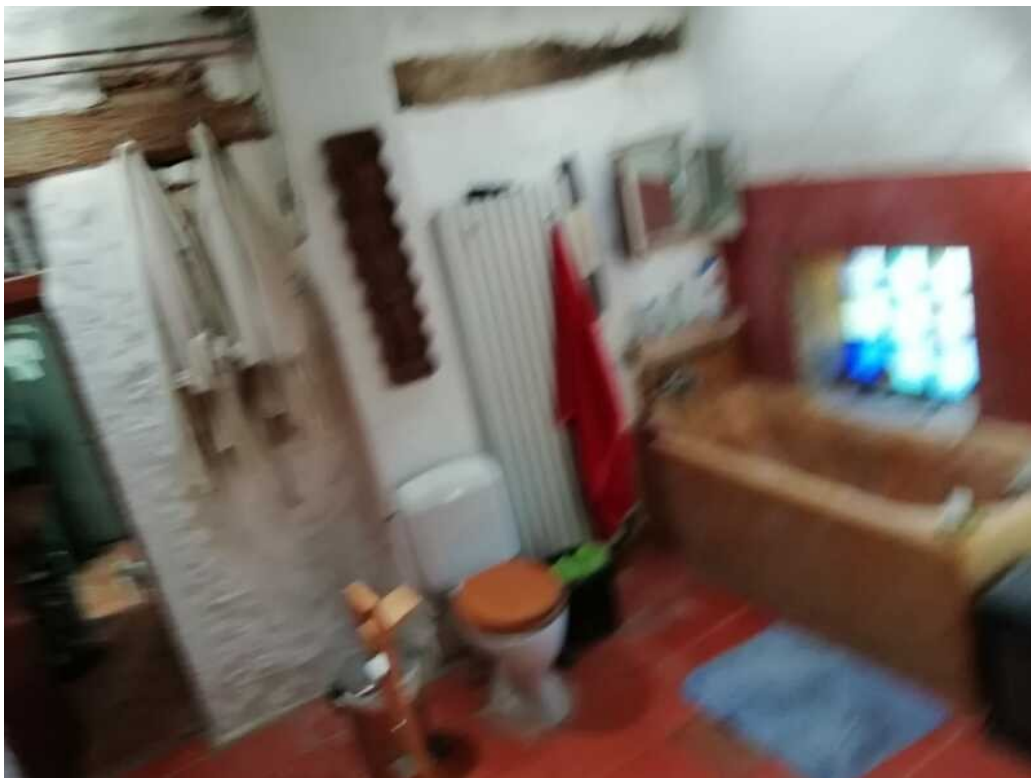
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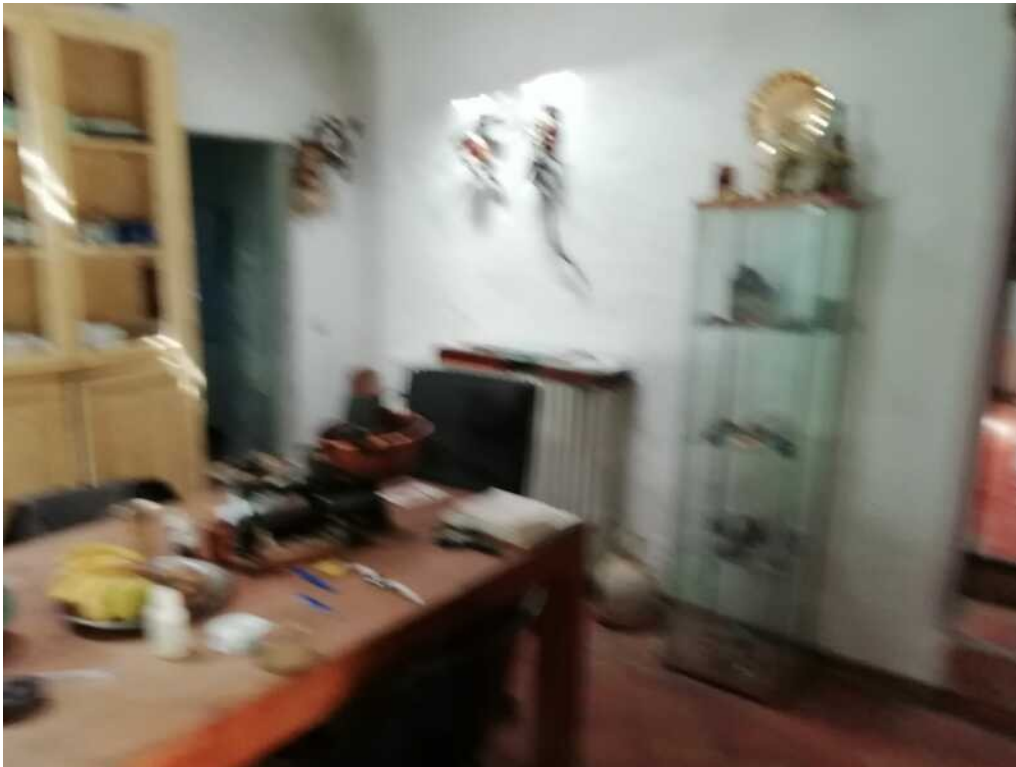
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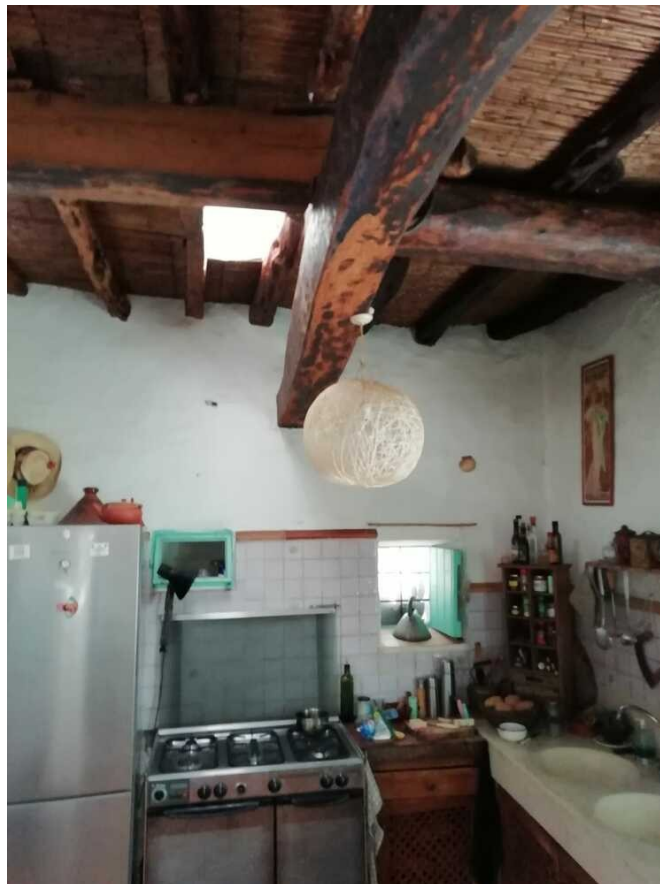
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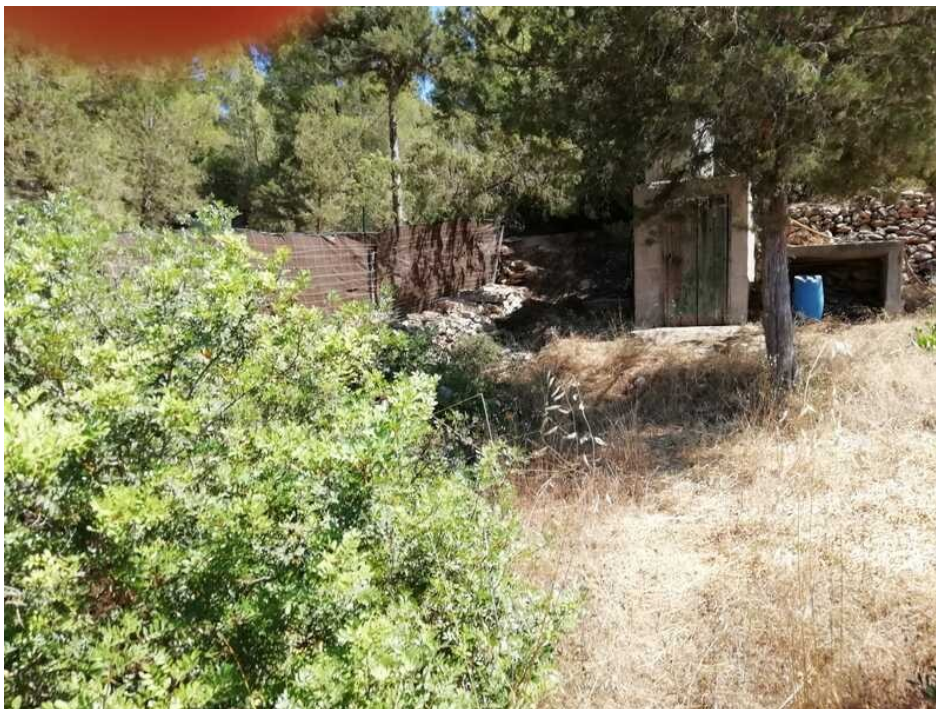
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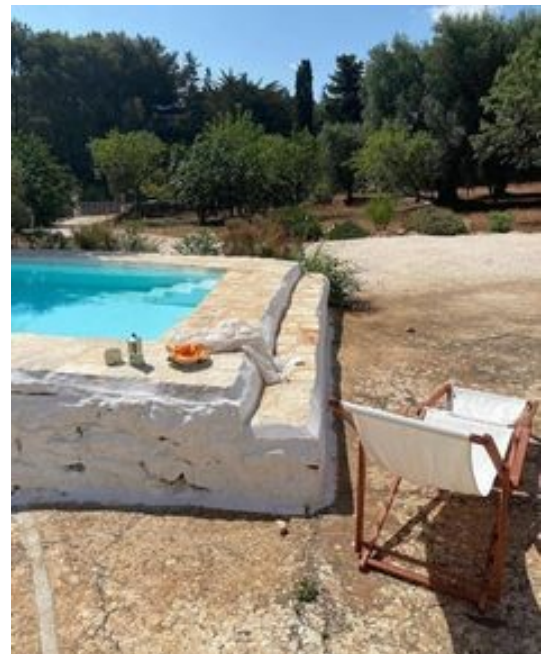
NATURAL SWIMMING-POOL IDEA:

(Maybe using the walls from the ruin in the property)

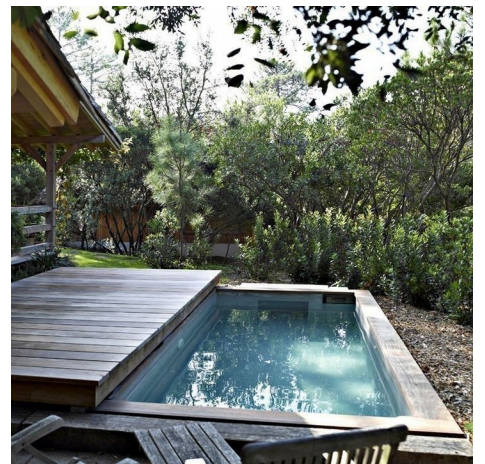
Nota1: Not possible to build a pool legally, although to check permits to build her as a large “safareig”, classic “ibicenco” agricultural open water reservoir.

Nota2: We estimate about 30% of the pools & safareigs in Ibiza are/were built “illegally”.

Apparently many owners does them discreetly and hidden from viewings (surrounded and under trees, light cane roofs, etc.)



Also to check and consider prefabricated pools (or large jacuzzis) with no basements, if well done and decorated those can be very well blended into the gardens



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